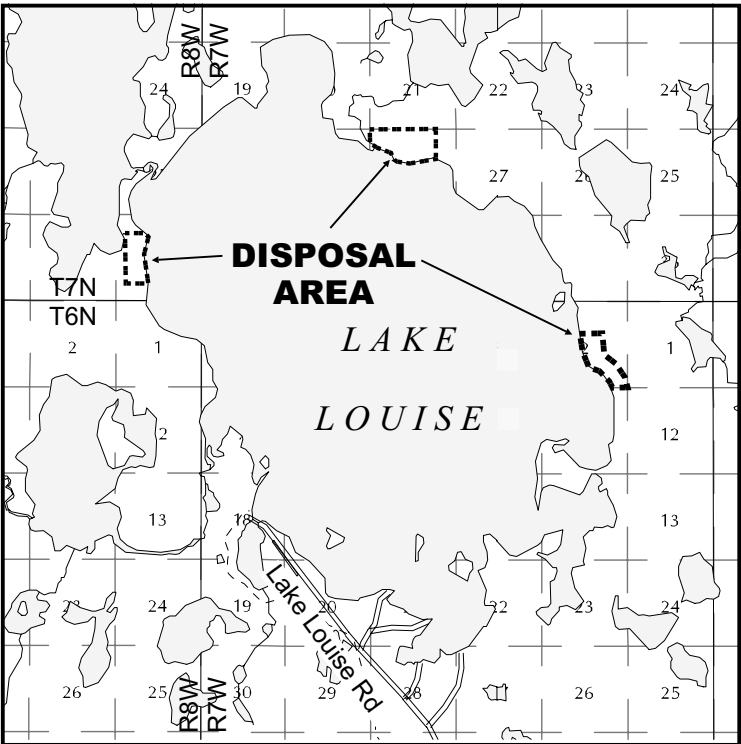
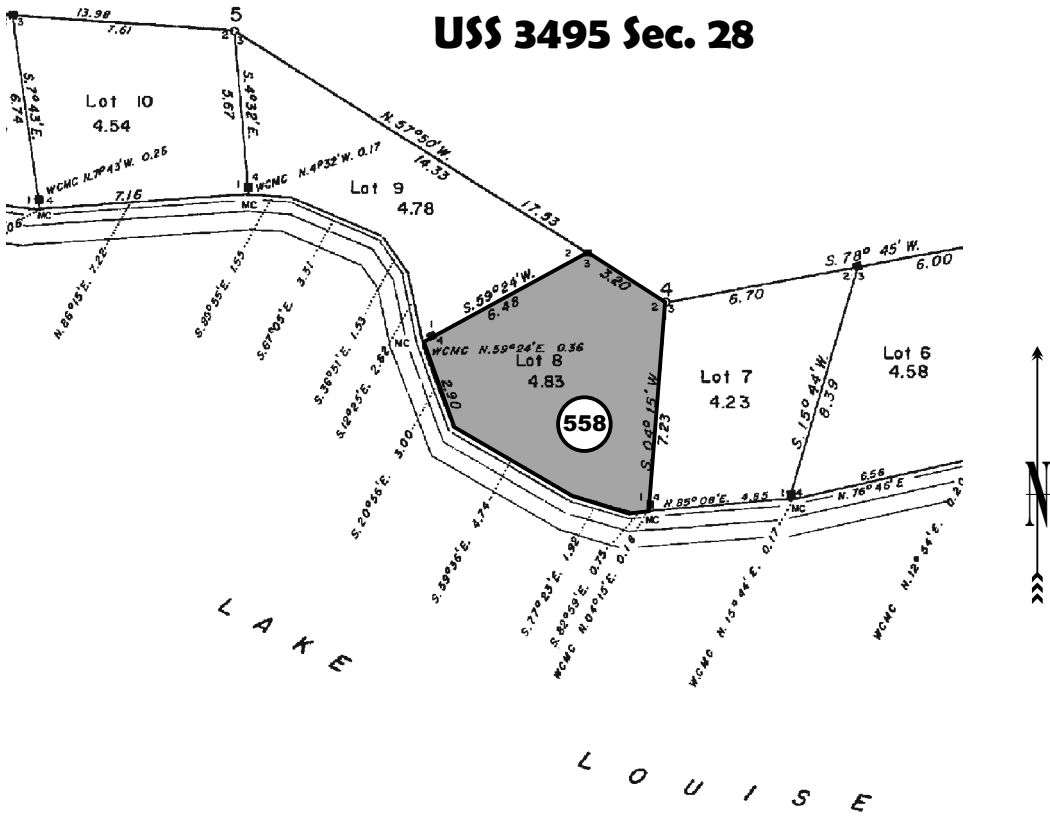


Map 29 - Lake Louise Small Lots

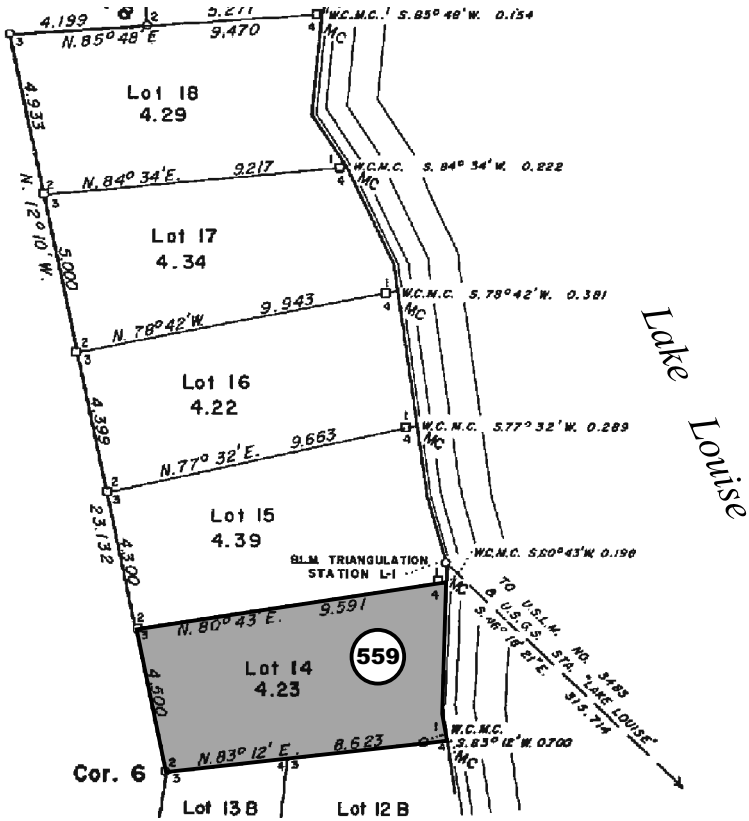


USGS Quad Gulkana B-5, B-6, Alaska

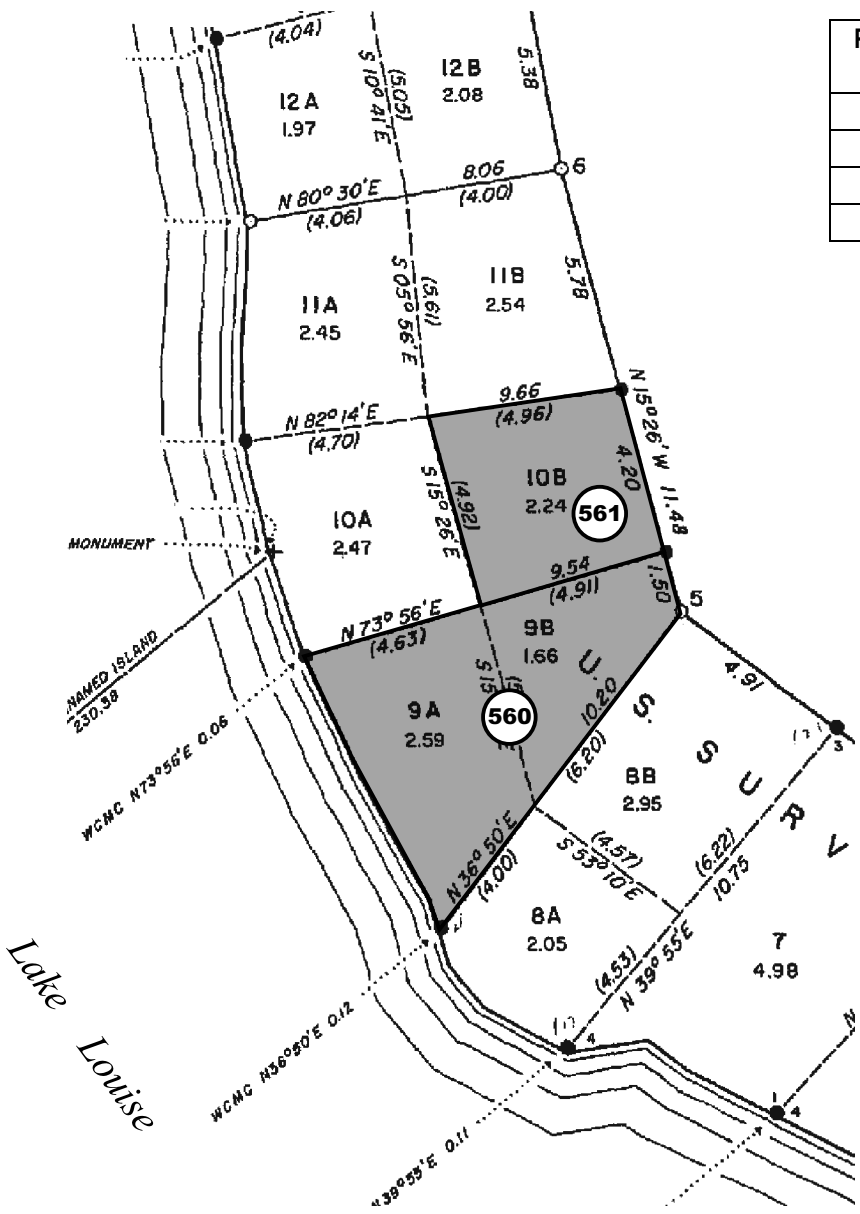
Vicinity Map

Township 7 North, Range 7 West, Sec. 28
Township 7 North, Range 8 West, Sec. 36
Township 6 North, Range 7 West, Sec. 2
Copper River Meridian, Alaska

USS 3503 Sec. 36



USS 3489 Sec. 2



Location	Lots within various US Surveys on the East, West, and North shore of Lake Louise, located about 32 miles northwest of Glennallen.
Topo Map	USGS Quads Gulkana B-5 and B-6
Access	Overland access to Lake Louise is via Lake Louise Road at milepost 154.8 from Anchorage on the Glenn Highway. Lake Louise Road heads north 19.3 miles to the south end of Lake Louise. Fly-in access is available. Boat access to the lots can often be dangerous as the lake is susceptible to strong wind and wave action.
Terrain	The lakeshore offers a variety of slopes from nearly level to steep cliffs. The elevation of Lake Louise is 2,362 feet above sea level.
Soils	Soils may contain permafrost in some areas.
Vegetation	Stunted spruce on the wetter lands and small to medium diameter spruce on the better-drained lands. Firewood and house logs in the area are scarce.
Water Front	All but Lot 10B have water frontage on Lake Louise. Some lots may be steep and not accessible directly from the lakeshore. Site inspection is strongly recommended.
View	Excellent view of Lake Louise as well as the Wrangell and Talkeetna Mountains.
Climate	Temperatures range from an average of -15 degrees F in January to a high of 55 degrees F in July. Annual precipitation averages 9 inches. Summer frosts are common.
Water Source	Residences rely mainly on the lakes as a source of water.
Water/Sewage Disposal	The Alaska Department of Environmental Conservation has approved this subdivision for non-water carried sewage disposal systems (e.g. chemical, humus, incendiary, etc.). Installation of individual water supply systems or sewage disposal systems must be approved by the DEC.
Utilities	None
Restrictions	Subject to all platted easements and reservations. Lots 8, 14, 9A & 9B are subject to a 50-foot public access easement along the ordinary high water mark. Lot 8 is subject to a 20-foot utility easement on the Northeasterly, along line 2-3 of lot 8, USS 3495. Lot 14 is subject to a 20-foot utility easement on the Southwesterly, along line 2-3 of lot 14, USS 3503. Lot 10B, 9A & 9B are subject to a 25-foot wide public access and utility easement on all upland lot lines. Located within the Talkeetna Mountains Special Use District. <u>Development of lots may be restricted, contact the Matanuska-Susitna Borough for further information.</u>
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Located within the Susitna Area Plan. This is a popular area for water-related recreation activities associated with fishing, reported to be excellent. Much of the land around Lake Louise is privately owned. The sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.

Parcel	ADL	MTRS	Survey	Lot/Tract	Acres	Minimum Bid
558	216602	C007N007W28	USS 3495	8	4.830	\$24,600.00
559	216646	C007N008W36	USS 3503	14	4.230	\$21,600.00
560	219301	C006N007W02	USS 3489	9A&9B	4.250	\$25,100.00
561	219302	C006N007W02	USS 3489	10B	2.240	\$7,800.00

Access: The location of legal access to a subdivision may be obtained from the DNR Public Information Office nearest the subdivision. It is the responsibility of all purchasers to properly locate themselves on legal rights-of-way or section line easements when crossing both public and private lands.

Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veteran's Land Discount may only be used **once** in an applicant's lifetime.

Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened

due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veteran's Land Discount may be applied only to acquisition of surface rights to the land. **It may not**

be applied to survey and platting costs, or other costs reimbursable to the state. These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table on page 7.

Successful bidders who qualify for the Veteran's Land Discount **must apply for the discount at the time of the award notification.** The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible veterans. Under these circumstances, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

At right is an example of how a Veteran's Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

VETERAN'S DISCOUNT CALCULATION			
Per Acre Reimbursable Cost	\$	959.00	
"X" Parcel Size (Acres)	x	3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veteran's Discount Rate	x	0.25	
Veteran's Discount	\$	2,697.08	\$ -2,697.08
Discounted Purchase Price (Bid Price Less Discount)			\$ 11,302.92
Less 5% bid deposit of the full purchase price (<i>do not submit a bid deposit based upon the discounted purchase price</i>)			\$ -700.00
Balance Due			\$ 10,602.92

Reimbursable Costs for Calculating Veteran's Discount

Project Name	Project description	Cost/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre
Amber Lake North Subd.	ASLS 80-152	\$293.00/Acre
Anderson (Sec. 17)	ASLS 79-023	\$54.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$54.00/Acre
Anderson (Sec. 19)	ASLS 79-025	\$54.00/Acre
Anderson (Sec. 20)	ASLS 79-026	\$54.00/Acre
Anderson (Sec. 28)	ASLS 79-027	\$54.00/Acre
Anderson (Sec. 29)	ASLS 79-028	\$54.00/Acre
Anderson (Sec. 30)	ASLS 79-029	\$54.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$54.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$54.00/Acre
Anderson (Sec. 33)	ASLS 79-032	\$54.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre
Berg Subd.	ASLS 82-181	\$531.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre
Circle Subd.	ASLS 78-163 Replat A-J77-113 & I-5 77-161	\$71.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre
Delta Ag Subd.	ASLS 78-93	\$41.00/Acre

Project Name	Project description	Cost/Acre
Denali View Subd.	ASLS 80-145	\$405.00/Acre
Eagle Subd.	ASLS 81-033	\$261.00/Acre
Frederick Point North Subd.	ASLS 83-031	\$698.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre
Goldstreak Subd.	ASLS 79-156	\$492.00/Acre
Greensward Subd.	ASLS 79-154	\$492.00/Acre
High Mountain Lakes Addn. Subd.	ASLS 81-194	\$426.00/Acre
High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre
Indian River Subd.	ASLS 80-131	\$229.00/Acre
John Lake Subd.	ASLS 82-190	\$458.00/Acre
Lake Louise Small Lots	Various US Surveys On Lake Louise	N/A
Lynx Lake Aliquot Part	Sec. 9, 16, 21, T18N R4W, SM	\$63.00/Acre
Rabideux Ag.	Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM	\$46.00/Acre
Shelter Island Subd.	ASLS 80-170	\$460.00/Acre
Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	\$18.00/Acre
Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM	\$18.00/Acre
Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$4.00/Lot
Whale Passage Addition #2	ASLS 00-26	\$350.00/Acre
Whale Passage Addition #3	ASLS 00-25	\$350.00/Acre